

For Sale

Asking Price: €325,000

Sherry
FitzGerald



30 Orchard Hall,
Diswellstown, Castleknock,

sherryfitz.ie



Sherry Fitzgerald are delighted to offer for sale this immaculately presented 1-bedroom top floor executive apartment at No. 30 Orchard Hall

On entering the property, we come to a good-sized entrance hall which opens to the master bedroom, family bathroom, hot press and into the open plan kitchen/living room.

The living space itself is a great size with lots of natural light coming through a large feature window facing to front of the development. The room is finished with laminate flooring and benefits from a generous size balcony which is ideal for entertaining. The Kitchen area is fitted with an array of matching base/wall units with ample worktop space, breakfast bar, built in appliances, tiled floor coverings and opening to a good sized fully fitted utility room.

The master bedroom is a great sized double bedroom with window to front aspect, built in wardrobes and carpeted floor coverings.

The family bathroom is fitted with a double shower tray with glass shower screen, vanity unit with inset sink, wall hung loo and tiled floor coverings.

Outside: Allocated bay parking, bike shed and bin store.



Special Features & Services

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Accommodation

Entrance Hall 1.41m x 1.89m (4'8" x 6'2"): Opening from the front door to the spacious entrance hall, leading to the main living room/ kitchen, family bathroom, hot press and master bedroom.

Kitchen Living Room 3.43m x 7.21m (11'3" x 23'8"): The Kitchen area is fitted with an array of base/wall units with ample worktop space, breakfast bar, built in appliances and opening to the utility room

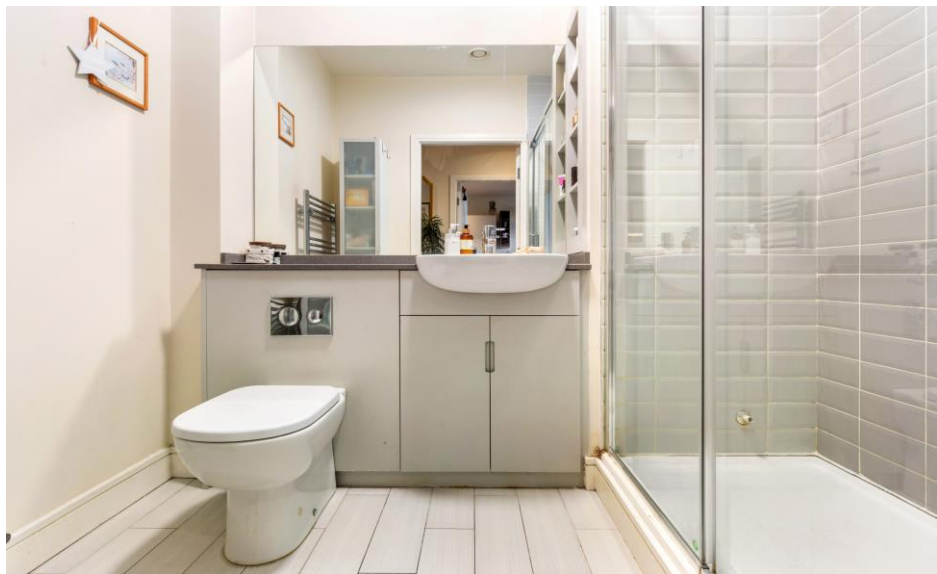
Utility Room 1.50m x 1.89m (4'11" x 6'2"): Fitted with wall mounted storage, sizeable worktop and plumbing for washing machine.

Master Bedroom 3.36m x 3.75m (11' x 12'4"): Sizeable double bedroom with window to front aspect and carpeted floor coverings.

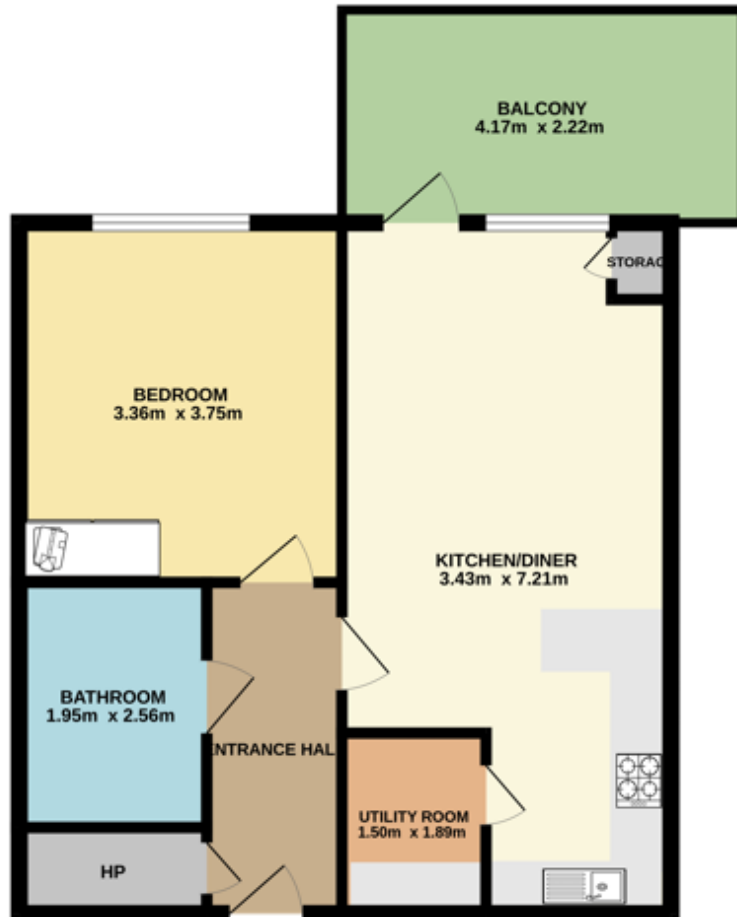
Bathroom 1.95m x 2.56m (6'5" x 8'5"): The family bathroom is fitted with a double shower tray with glass shower screen, vanity unit with inset sink, wall hung loo and tiled floor coverings.

Balcony 4.17m x 2.22m (13'8" x 7'3"): Generous outdoor living space facing south east ideal for entertaining.

Outside Allocated bay parking, bike shed and bin store.



GROUND FLOOR
49.0 sq.m. approx.



NEGOTIATOR

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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
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